Karen Johnson
Batch # 1443152
07/08/2026 08:57:38 AM
Fees: $18.00 Taxes: $1,443.00
Davidson County
DEEDWARR
3 pgs
20260708-0061385

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2942

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Rhonda J West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2026

Lee A. Cohen
Notary Public

Commission Expires: 3/5/2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lawrence L. West and Rhonda J. West 6512 Upton Lane Nashville, TN 37209	6512 Upton Lane Nashville, TN 37209	102-07-0-065.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Julia B. Tomlinson, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lawrence L. West and Rhonda J. West, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, more particularly described as follows:

Tract I:

Being Lot No. 3 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 74.91 feet on the northerly side of Upton Lane and runs back between lines, 150 feet to a dead line and measures 75.34 feet.

Tract II:

Land in Davidson County, Tennessee, being part of Reserved Parcel "A" on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office for said County, described according to a survey thereof made by Kohl-Coode and Associates dated August 11, 1973, as follows:

Beginning at a point, said point located at the rear common corner of Lots Nos. 2 and 3 on the Plan of said Section 26; thence with the northeasterly extension of the line between said Lots Nos. 2 and 3, North 48 degrees 10 minutes 12 seconds East, passing a witness line at 169.06 feet, a total distance of 249.06 feet, more or less, to the center of a creek; thence with the center of said creek northwestwardly 75 feet, more or less, to the point of intersection of the center line of said creek and the northeasterly extension of the line between Lots Nos. 3 and 4 on the Plan of said Section 26; thence with the northeasterly extension of the line between said Lots Nos. 3 and 4, South 48 degrees 10 minutes 12 seconds West, passing a witness line at 61 feet, more or less, and continuing for a distance of 190.30 feet, making a total of 251.30 feet, more or less, to the rear common corner of said Lots. Nos. 3 and 4; thence with the northeasterly line of said Lot No. 3, South 41 degrees 49 minutes 48 seconds East 75.34 feet to the point of beginning, containing 18,997 square feet, more or less.

Being the same property conveyed to George N. Tomlinson and wife, Margaret F. Tomlinson by Warranty Deed from Gryll Properties, Inc., dated September 15, 1989 and recorded September 16, 1989 in Book 7940, Page 100, Register's Office of Davidson County, Tennessee.

George N. Tomlinson having become deceased on or about May 17, 2005 and Margaret F. Tomlinson having become deceased on or about July 15, 2010.

Being the same property conveyed to Nelson G. Tomlinson By Executor's Deed from Nelson G. Tomlinson Executor of the Estate of Margaret T. Tomlinson dated May 2, 2013 and recorded May 20, 2013 in Instrument No. 20130520-0050726, Register's Office of Davidson County, Tennessee.

Nelson G. Tomlinson having become deceased on or about August 29, 2025.

Being part of the same property conveyed to Julia B. Tomlinson by Administrator's Quitclaim Deed from Julia B. Tomlinson as Administrator of the Estate of Nelson G. Tomlinson dated April 3, 2026 and recorded April 6, 2026 in Instrument No. 20260406-0027216, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6508 Upton Lane, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of July, 2026.

Julia B. Tomlinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2026, before me personally appeared Julia B. Tomlinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2026.

Notary Signature
My commission expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY